



1 WATSON'S YARD WEST STREET HORNCastle, LN9 5JG

£125,000
FREEHOLD

1 Watson's Yard is a two-bedroom, semi-detached property located behind West Street, to the heart of the Georgian market town of Horncastle. Updated by the current vendors, the property comes to the market with NO ONWARD CHAIN, and boast a spacious living room alongside kitchen and ground floor bathroom.

Within walking distance for most are a full range of services and amenities, including primary and secondary schooling, with the city of Lincoln 21 miles west, and coast the same distance to the East, both accessible via a regular bus service.

BELL



Approximate total area^m
 570 ft²
 53 m²

Reduced headroom
 57 ft²
 5.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band:** **A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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